101.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,600 / 1,106,600
					USE VALUE:	1,106,600 / 1,106,600
					ASSESSED:	1,106,600 / 1,106,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELZ ANNE E
Owner 2:	NECOCHEA CRISTIAN
Owner 3:	
Street 1:	11 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EBERLEIN JAMES B -
Owner 2:	-
Street 1:	11 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 3412 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8740.000	629,100		477,500	1,106,600
Total Card	0.201	629,100		477,500	1,106,600
Total Parcel	0.201	629,100		477,500	1,106,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.31 | /Parcel: 324.31

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64968

GIS Ref

GIS Ref

Insp Date 09/17/18

!8073!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	629,100	0	8,740.	477,500	1,106,600		Year end	12/23/2021
2021	101	FV	608,300	0	8,740.	477,500	1,085,800		Year End Roll	12/10/2020
2020	101	FV	607,000	0	8,740.	477,500	1,084,500	1,084,500	Year End Roll	12/18/2019
2019	101	FV	478,200	0	8,740.	477,500	955,700	955,700	Year End Roll	1/3/2019
2018	101	FV	477,000	0	8,740.	409,300	886,300	886,300	Year End Roll	12/20/2017
2017	101	FV	477,000	0	8,740.	382,000	859,000	859,000	Year End Roll	1/3/2017
2016	101	FV	477,000	0	8,740.	327,500	804,500	804,500	Year End	1/4/2016
2015	101	FV	441,200	0	8,740.	293,300	734,500	734,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:41:12

LAST REV

Date	Time
11/10/21	10:44:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EBERLEIN JAMES	1579-66	1	9/17/2021		1,430,000	No	No		
DOHERTY JAMES F	1386-100		6/30/2010	Change>Sale	787,500	No	No		
CARLISLE LINDA	1163-58		1/11/1996		232,000	No	No		Y

USER DEFINED

Prior Id # 1:	64968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2013	1121	Manual	11,000	C				
7/20/2010	841	Redo Bat	18,974	C				
10/8/2004	1037	Addition	15,000			G6	GR FY06	ENCL RR DECK
4/30/1997	394		150,000					DORMERS/2 ST GAR/+

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
9/17/2018	MEAS&NOTICE	BS	Barbara S
1/8/2014	Info Fm Prmt	EMK	Ellen K
5/20/2009	Meas/Inspect	197	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
4/25/2004	Fieldrev-Chg	BR	B Rossignol
11/17/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8740		Sq. Ft.	Site		0	70.	0.78	4									477,540						477,500	

Total AC/HA:	0.20064	Total SF/SM:	8740	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,540	Spl Credit		Total:	477,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.07270527
Const Adj.:	1.07110500
Adj $ / SQ:	126.388
Other Features:	130500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658403
Depreciation:	30287
Depreciated Total:	628116

COMMENTS

NC=WDK IN PROGRESS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 2 | HB 1

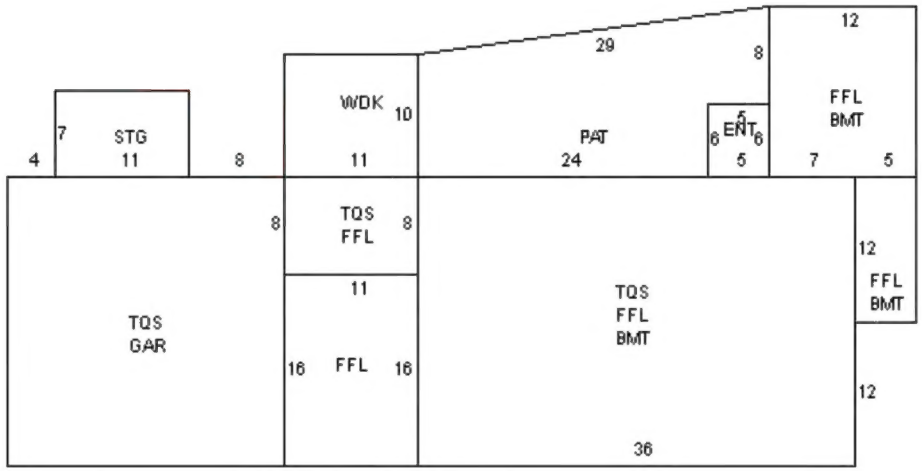
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	152.93
Special Features:	1000	Val/Su Net:	134.91
Final Total:	629100	Val/Su SzAd	253.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,356	126.390	171,382
TQS	3/4 Story	1,128	126.390	142,565
BMT	Basement	1,092	76.590	83,637
GAR	Garage	552	20.920	11,547
PAT	Patio	318	3.670	1,168
WDK	Deck	110	16.160	1,778
STG	Storage	77	9.210	709
ENT	ENTRY	30	28.280	848
	Net Sketched Area:	4,663	Total:	413,634
Size Ad	2484	Gross Area	5039	FinArea 3412

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	2	G	GD	1990	625.00	T	17.4	101			1,000			1,000

More: N | Total Yard Items: | Total Special Featues: 1,000 | Total: 1,000